

Local Market Update – April 2020

A Research Tool Provided by the Pacific West Association of REALTORS®



Los Alamitos

Orange County

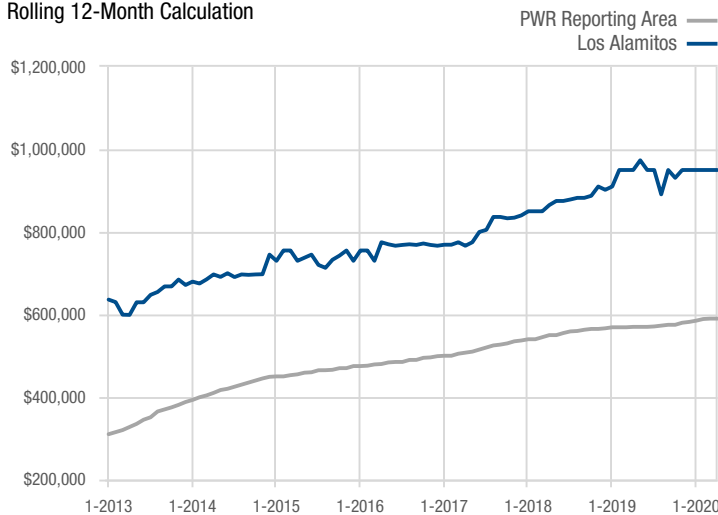
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	10	2	- 80.0%	74	77	+ 4.1%
Pending Sales	3	0	- 100.0%	57	59	+ 3.5%
Closed Sales	2	1	- 50.0%	61	64	+ 4.9%
Days on Market Until Sale	4	158	+ 3,850.0%	31	44	+ 41.9%
Median Sales Price*	\$1,060,000	\$1,350,000	+ 27.4%	\$950,000	\$950,000	0.0%
Average Sales Price*	\$1,060,000	\$1,350,000	+ 27.4%	\$967,834	\$1,000,208	+ 3.3%
Percent of Original List Price Received*	101.9%	96.8%	- 5.0%	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	5	+ 66.7%	33	34	+ 3.0%
Pending Sales	2	1	- 50.0%	27	22	- 18.5%
Closed Sales	8	2	- 75.0%	26	19	- 26.9%
Days on Market Until Sale	15	7	- 53.3%	34	32	- 5.9%
Median Sales Price*	\$570,000	\$587,500	+ 3.1%	\$566,250	\$564,900	- 0.2%
Average Sales Price*	\$571,875	\$587,500	+ 2.7%	\$553,615	\$569,574	+ 2.9%
Percent of Original List Price Received*	97.3%	103.3%	+ 6.2%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Each data point represents the median sales price in a given month.

Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

